



# *City of Granite City*

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## ***Board of Appeals MINUTES January 2, 2013***

The Granite City Board of Appeals met on Wednesday, January 2, 2013. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

### **ROLL CALL**

Members Present: Sam Akeman, Debbie Smith, Kayleen Johnston, Evelyn Harris and Kimberly Benda and Kitty Reither.

### **COMMENTS/SWEAR IN**

The Chair welcomed everyone and stated the Board of Appeals is a recommending body to the City Council and the Council will have final determination at the next regularly scheduled meeting on January 15, 2013. The Petitioner, Richard Presswood, was sworn in.

### **MINUTES / AGENDA**

A motion to approve the Minutes from the previous regularly scheduled meeting held on November 7, 2012, and this evening's Agenda, was made by Evelyn Harris and seconded by Kitty Reither. Voice vote. All ayes. Motion carried.

**PETITIONER:** Richard Presswood  
2808 Indiana Avenue  
Parcel ID: 22-2-20-07-20-403-013

The Chairman introduced the Petitioner's request for a zero side setback variance in order to construct a carport in front of the existing garage. Mr. Akeman noted there was no one in the audience to speak either "for" or "against" the request.

Mr. Presswood he would like the carport over the existing driveway leading to the garage and stated he owns the two lots that are adjacent to the property where the carport will be constructed. Discussion followed.

Ms. Reither stated she has driven by the area and noted there is either a garage or a carport at most residences, however, did not see both (a garage and a carport).

Debbie Smith noted from the Petitioner's sketch that flashing and guttering are apparent so rainwater should not be a problem.

The Chair requested a stipulation be included for an 8 foot setback requirement next to the adjacent property and asked the Petitioner if that would be problematic. The Petitioner agreed that would not be a problem.

The Board of Appeals Criteria Checklist was completed. Response as follows:

1. The proposed variance is consistent with the general purposes of Zoning Code : Article 1, Section 1-100; and
2. strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent a reasonable return on the property: **No**
3. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties / hardship, and allow a reasonable return on the property: **Yes**
4. The plight of the applicant is due to peculiar circumstances not of his own making: **Yes**
5. The peculiar circumstances of the variance request are not applicable to other property within the district, and therefore, a variance would be a more appropriate remedy than an amendment (i.e. re-zoning): **Yes**
6. The variance, if granted, will not alter the essential character of the area, nor materially frustrate implementation of this municipality's comprehensive plan: **No**

**MOTION** by Kitty Reither and seconded by Debbie Smith to approve the Petitioner's request as presented and allow a zero side setback allowance for construction of a carport, covering existing driveway, leading to the garage. Roll Call vote. All ayes. Motion carried by unanimous consent.

#### **NEW BUSINESS**

None

#### **UNFINISHED BUSINESS**

None

**MOTION TO ADJOURN** made by Sam Akeman and seconded by Debbie Smith. Voice vote. All ayes. Motion carried.

Respectfully submitted,

***Barbara Hawkins***

Secretary, Board of Appeals

***BOARD OF APPEALS  
ADVISORY REPORT  
January 2, 2013***

**PETITIONER:** Richard Presswood  
**LOCATION:** 2808 Indiana Avenue  
**REQUEST:** Zero side setback variance

**Motion** by Kitty Reither and seconded by Debbie Smith to grant Petitioner's request for a zero side setback variance to allow construction of a carport (adjacent to lots owned by Petitioner). District Zoned R-2.

**ROLL CALL:**

Sam Akeman	Yes
Debbie Smith	Yes
Kayleen Johnston	Yes
Evelyn Harris	Yes
Kim Benda	Yes
Kitty Reither	Yes

**All yes. Motion carried unanimously**